

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Bobby Young/Sweetings Landing **Case #:** 26-R-03

Date: 4/8/03

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP), as applicable. This license and associated calculations for compliance with Broward County Code/Chapter 27 shall be submitted with application for Building Permit.
2. The engineer shall present elevations to represent relevant impacts to adjacent properties from surface water runoff as a result of re-grading (elevating) these portions of land. At a minimum the developer shall present a topographical survey which provides elevations on a twenty-five (25) foot grid a minimum of twenty-five (25) feet outside the extent of this site, beginning from the property lines of the proposed site.
3. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
4. There is an existing four (4) inch cast iron wastewater force main that traverses between lots 11 and 12 on this development plan.
5. The City also has an existing stormwater outfall from N.W. 4 Street through this area as indicated on existing atlases.
6. Staff will want to request easement dedications and record same for these facilities for permanent and proper placement and operation.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Bobby Young/Sweetings Landing **Case #:** 26-R-03

Date: 4/8/03

Comments:

Provide flow test and show hydrant location on Civil plan.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Bobby Young/Sweetings Landing	Case #:	26-R-03
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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Bobby Young/Sweetings Landing

Case #: 26-R-03

Date: 4/8/03

Comments:

1. Provide a comprehensive list of the existing trees and palms on site, indicating their names and sizes (trunk diameter if trees, trunk ht. if palms) and whether they are to remain, be relocated, or be removed. "Key" this list to the plan. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large, desirable trees". Site plan redesign, or tree relocation may be required to save such trees. Note that sufficient pervious base area must be provided for trees to remain to ensure viability. For trees and palms removed, "equivalent replacement" requirements apply.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Indicate requirements for irrigation.

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Division: Planning

Member: Don Morris
954-828-5265

Project Name: Bobby Young/Sweetings Landing

Case #: 26-R-03

Date: 4/8/03

Project Description:

The petitioners propose to develop twelve (12) single-family homes on one (1) development site in the RMs-15 district. This project is subject to a Level II Site Plan Review (DRC).

Comments:

1. Provide a text narrative describing the proposed shoreline improvements (i.e. the seawall) and the effect these improvements may have on existing vegetation (mangroves).
2. Provide a cross-section of the existing and proposed seawall.
3. Provide a point-by-point text narrative of how this proposal meets the Adequacy requirements in Section 47-25.2.
4. Obtain written confirmation from the Broward County Historic Preservation Commission that the site has no archeological or historical significance.
5. Provide a copy of the most current recorded plat and amendments for the proposed site.
6. Indicate in the data table the proposed setbacks for the existing single-family home, which is to remain. This table is to be indicated on the site plan as a part of the site data information area.
7. Provide a landscape plan that complies with the landscape requirements specified in Section 47-21.10 A.
8. Provide street trees along N.W. 23rd Avenue and N.W. 4th Street.
9. Indicate the width of the public sidewalk on the site plan.

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10. Show outline of adjacent structures if any, on the site plan.
11. Label building elevations by direction on sheet A-5.
12. Additional comments may be forthcoming.

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Division: Police **Member:** Det. Gary J. Gorman
954-828-6421

Project Name: Bobby Young/Sweetings Landing **Case #:** 26-R-03

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Comments:

1. Will impact resistant glass be used? If not, will storm shutters be provided?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will all garages have secondary locking devices?
4. Will entry doors have 180 degree viewing devices? (peep hole)
5. All entry doors and locking devices will have sufficient security rating.
6. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
7. Will there be a separation barrier from the rear yard to the river?

Please submit comments in writing prior to sign off!

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Bobby Young/Sweetings Landing

Case #: 26-R-03

Date: 4/8/03

Comments:

1. The structure height is thirty-five (35) feet pursuant to section 47-5.34 Table of dimensional requirements for RM-15 zoning districts. Indicate the height of each building type from grade as defined in section 47-2.
2. Pursuant to section 47-5.34 the minimum side yard required is five (5) feet up to twenty-two (22) feet in height for one and two story buildings. Where a building exceeds twenty-two (22) feet in height that portion of the building above twenty-two (22) feet shall be setback an additional one (1) foot per foot of additional height. Graphically indicate each building complies with this requirement.
3. Additional comments may be discussed at DRC meeting.